

**TRANSFER
TAX
PAID**

WARRANTY DEED
Statutory Short Form

58-39

We, **STEPHEN J. BOUCHARD** and **JACQUELINE M. BOUCHARD** of 7 Donald Street, Waterville, ME 04901, for consideration paid, grant and convey to **TIMOTHY J. VOUGHT** and **LORI S. VOUGHT** of 364 Holly Road, Venice, FL 34293-7819, as Joint Tenants, with Warranty Covenants, the real estate described as follows:

Certain lots or parcels of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

PARCEL ONE:

Commencing at a point on the northerly right of way line of Donald Street and at the southeasterly corner of premises formerly owned by Daniel and June L'Heureux (now Parcel Two below); thence in a general easterly direction along the northerly right of way line of Donald Street a distance of thirty-five (35) feet, more or less, to a point situated in the southwesterly corner of premises conveyed by Lewis J. Rosenthal to Maine Oxy-Acetylene Supply Co.; thence in a general northerly direction along the westerly boundary line of premises conveyed by Lewis J. Rosenthal to Maine Oxy-Acetylene Supply Co. a distance of one hundred twenty (120) feet, more or less; thence in a general westerly direction a distance of fifty (50) feet, more or less; thence in a general southerly direction a distance of twenty-five (25) feet, more or less, to a point situated on the northerly boundary line of premises formerly owned by Daniel and June L'Heureux; thence in a generally easterly direction to a point in the northeasterly corner of premises formerly owned by Daniel and June L'Heureux; thence in a general southerly direction a distance of one hundred (100) feet, more or less, to the point of beginning.

PARCEL TWO:

Beginning at a point in the northerly line of Donald Street, which point is situated approximately one hundred seventy-five (175) feet westerly from the westerly side of College Avenue; thence northerly along the westerly line of land now or formerly of one Pelletier a distance of one hundred (100) feet; thence westerly a distance of sixty-eight and two tenths (68.2) feet, more or less; thence southerly a distance of one hundred (100) feet to the northerly line of Donald Street; thence easterly along the northerly line of Donald Street a distance of sixty-eight and two tenths (68.2) feet, more or less, to the point of beginning. This conveyance is subject to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over two (2) family occupancy, together with private garage, shall be erected upon said premises, and that no part of any building shall be placed nearer than twenty (20) feet from the line of the street, provided, however, that steps, windows, porticoes are to be allowed on said reserved space. Said dwelling house and garage shall cost not less than three thousand and 00/100 (\$3,000.00) dollars.

The garage, unless built as part of the house shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises, excepting however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

Being the same premises conveyed to Stephen J. Bouchard and Jacqueline M. Bouchard by Warranty Deed from Mark A. Twist and Pamela J. Twist dated July 29, 1996, and recorded in the Kennebec County Registry of Deeds in Book 5185, Page 41.

2) M O B S

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WITNESS our hands and seals this 30th day of July, 2004.

Signed, Sealed and Delivered
in the presence of:

William P. Dubord

William P. Dubord

Stephen J. Bouchard
Stephen J. Bouchard

Jacqueline M. Bouchard
Jacqueline M. Bouchard

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: July 30, 2004

Then personally appeared the above named Stephen J. Bouchard and
Jacqueline M. Bouchard and acknowledged the foregoing instrument to be their free
act and deed.

Before me,

William P. Dubord

Notary Public

Print

WILLIAM P. DUBORD

Name:

Attorney At Law

~~Notary Public~~

My Commission Expires 6/26/2008

SEAL

Received Kennebec SS.
08/03/2004 9:51AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS